The need for regeneration
Executive summary

Resident engagement and protection

The role of the local authority

Finance and funding

Good practice guide

Activity map

Design and quality

Case studies
A key role for local authorities as place leaders

- Place and plan makers
- Elected representatives
- Service commissioners
- Collaborators
- Guardians of quality design
Engagement with residents should start early and continue throughout regeneration.

Engagement should be accessible and include all residents including tenants, leaseholders and freeholders.

Residents should have access to opportunities to build their capability to take part in regeneration.

Engagement needs trust to be effective. Conversations should always be honest, open and inclusive.

Residents should be involved at all stages including feasibility, option appraisal, design, procurement & construction.

Residents should have the chance to be involved in the future management of the estate.
• Demonstrate majority resident support at key stages
• Identify and agree a mechanism for agreeing proposals at key stages
• Scale of intervention should determine approach: ballot for full demolition, workshop and surveys for lesser scale
• Consider the wider community
• Consider the status of residents
The regeneration process

<table>
<thead>
<tr>
<th>Stage</th>
<th>Activity</th>
<th>Finance</th>
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| Preparation | • Early community engagement  
• Business Planning (inc Options)  
• Viability testing            | Freeholder’s working capital (equity)  
(often LAs/RPs).                                                             |
| Planning    | • Procurement of professional team  
• Masterplanning and design  
• Detailed financial modelling  
• Consents/CPO/Site Assembly | Equity/Grants/Loans  
Corporate borrowing  
Potential for JVs.                                                            |
| Delivery    | • Re-housing  
• Demolition  
• Infrastructure  
• Construction       | As above + Debt,  
forward sales, income strips                                                |

Greatest opportunity to positively influence. Opportunity for increased private sector engagement
Delivery vehicles

- De-risking projects at early stages
- Joint ventures with local authorities, housing associations, developers and investors
- Local authority led regeneration
- Attracting institutional investment
- Mitigating costs of procurement through jv’s
- Procuring partners not projects
3. Ensuring resident engagement

Have residents been empowered to participate at all stages?

Successful estate regeneration projects involve communities effectively and meaningfully in the assessment, options, design and master planning process from inception to completion.

<table>
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<tr>
<th>Key Issues</th>
<th>Key Considerations</th>
<th>Key Participants</th>
<th>Sources</th>
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| - Empower effective engagement | - Having an honest and open engagement with residents from the outset | - Community<br>- Residents | Consultation for scheme agreement (including)
| - Involve residents in decisions | - Selecting the most appropriate consultation engagement or co-design method so that all parts of the community have effectively participated in the design process | - Leaseholders<br>- Tenants | Our code of practice on consultation (2006)
| - Ensure commitment | - Discussing appropriate amount of time and resources to resident engagement, including identifying community leaders and ensuring all residents are involved in the process effectively | - Landowners<br>- Consultation advisor<br>- Masterplanner | Unveiling the potential of regeneration (RTPI, 1999)
| - Create a Resident Charter with residents | - Approaching all aspects of the existing estate including inside the home, the street, the buildings and landscape as well as connectivity to the wider community | Community Engagement Planning for Profit – a community based engagement tool |
| - Consultation options | - Ensuring residents understand the range of options for redevelopment, including housing and supported living | WHAND Communities – a framework to help promote, measure and certify the sustainability of large-scale development plans |
| - Visit similar regeneration projects | - Defining strategies that maintain community commitment and momentum when battles with design and uncertainty | IMPEX Housing Tool – a design engagement tool |

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Many different approaches

- Re-use heritage assets
- Demolish and re-develop
- Re-use and improve
- Infill and densify
Getting the design right

A placemaking approach
Popular design
Connectivity
Safety and security
Healthy
Transformed character
Internal environment
Environmentally sustainable
Management
Design priorities

- Clear objectives and vision.
- Robust masterplan and implementation plan.
- Optimised development potential and density.
- Neighbourhood identity and character.
- Mixed neighbourhoods, balance of tenures.
- Connectivity to wider area and linkages with other programmes.
- Resident involvement in masterplanning and design.
Learning from other projects
Continuing work on:

- Regional networks, CABE experts
- Research on 4 pilots
- True costs of sustaining places
- Place based solutions
- Workshops on themes
- Case studies